

FORMER GAS STATION FOR SALE

114079 OLD HIGHWAY 69

Eufaula, OK 74432

0.54 Acres

na Road

NICK GRAY
405.615.9904
nick@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	.54 Acres

PROPERTY OVERVIEW

Discover a prime investment opportunity in the thriving Eufaula area. This property presents an exceptional prospect for the discerning Land/Retail investor. Boasting a strategic location on Old Highway 69, the property offers high visibility and accessibility for retail ventures. With expansive land space and favorable zoning regulations, the site provides limitless potential for commercial development. Its proximity to the vibrant Eufaula area ensures a steady flow of traffic and exposure. Whether envisioning a retail complex, mixed-use development, or standalone storefront, this property is primed for success in this rapidly growing market. Don't miss the chance to capitalize on this investment opportunity.

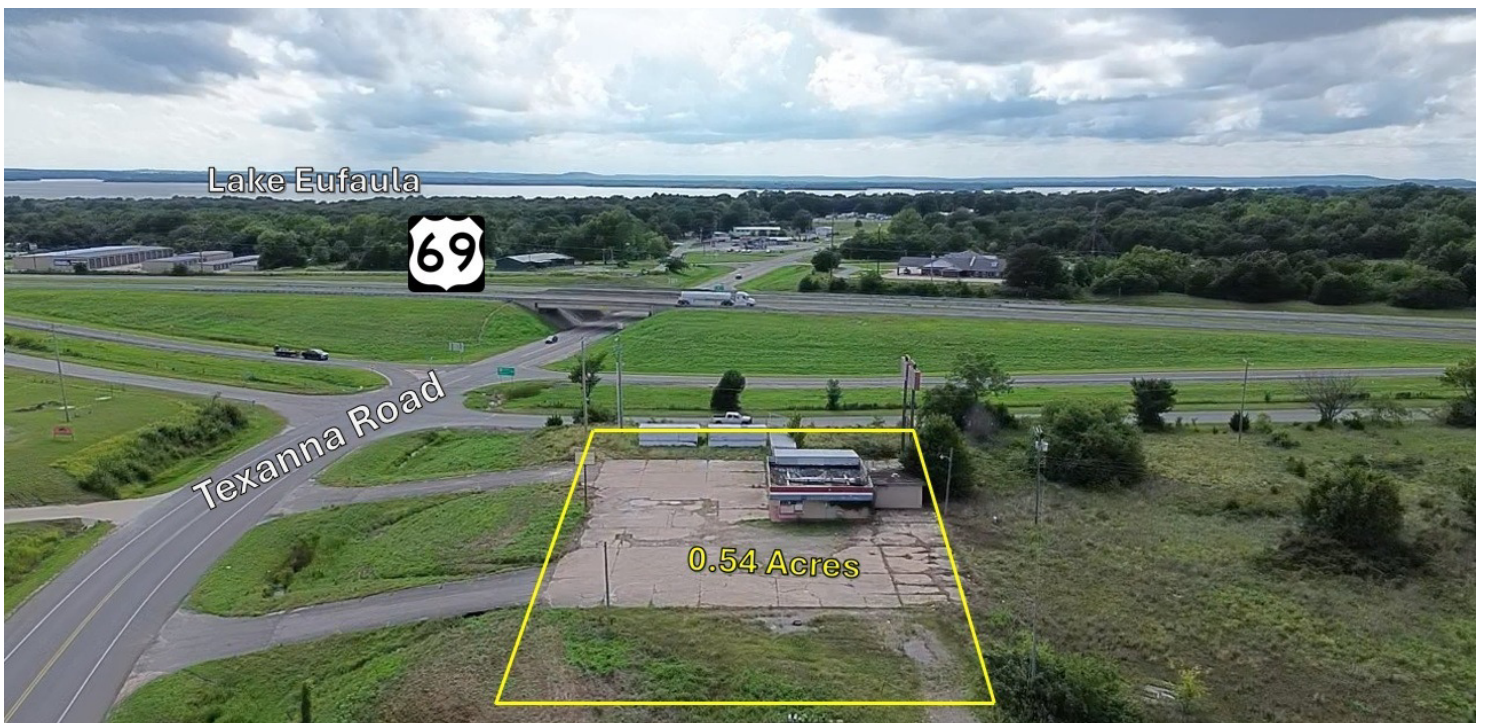
PROPERTY HIGHLIGHTS

- Strategic location on Old Highway 69
- High visibility for retail ventures
- Accessibility for customers
- Expansive land space for development
- Favorable zoning regulations
- Limitless potential for commercial use

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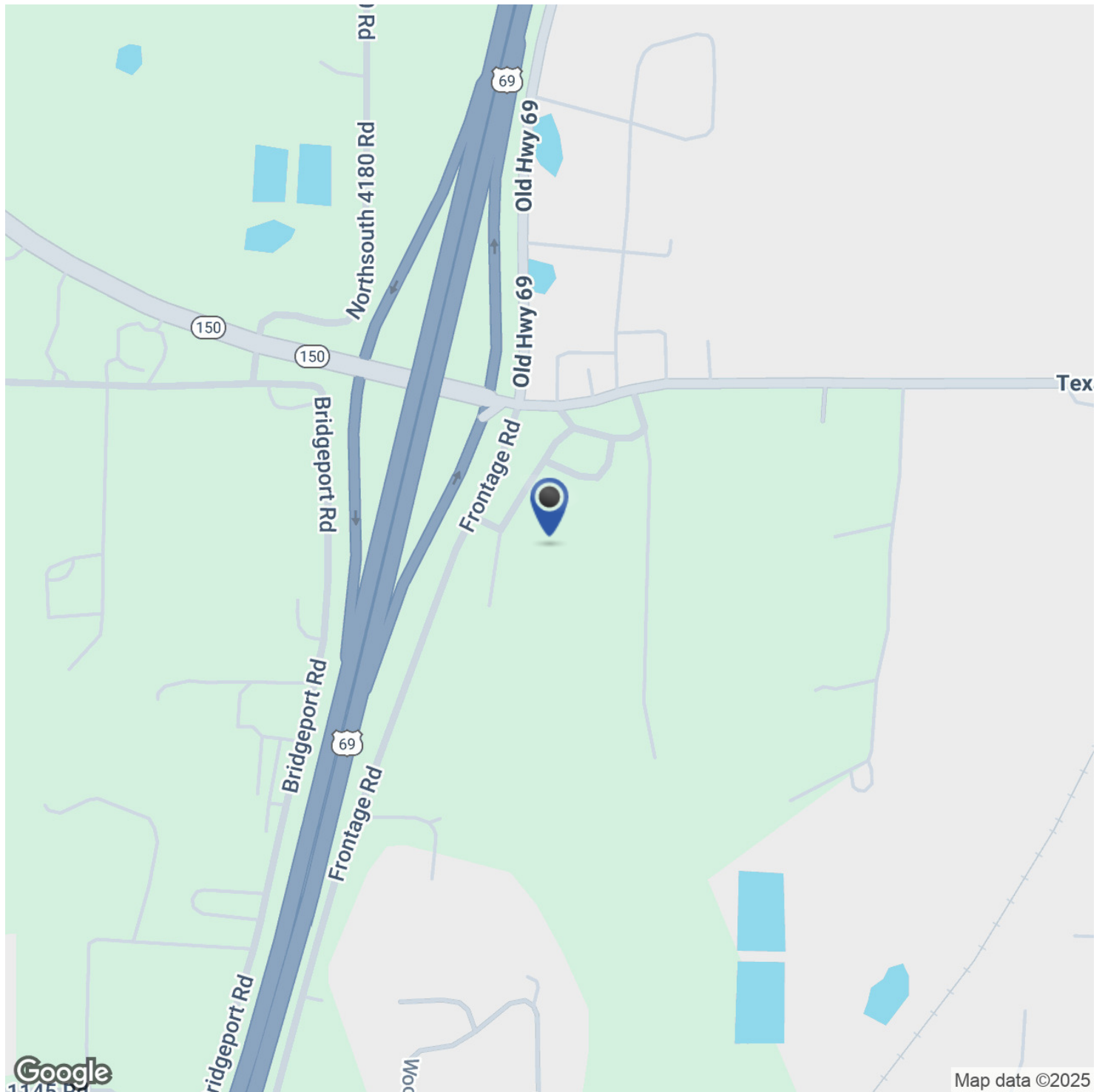
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ADDITIONAL PHOTOS



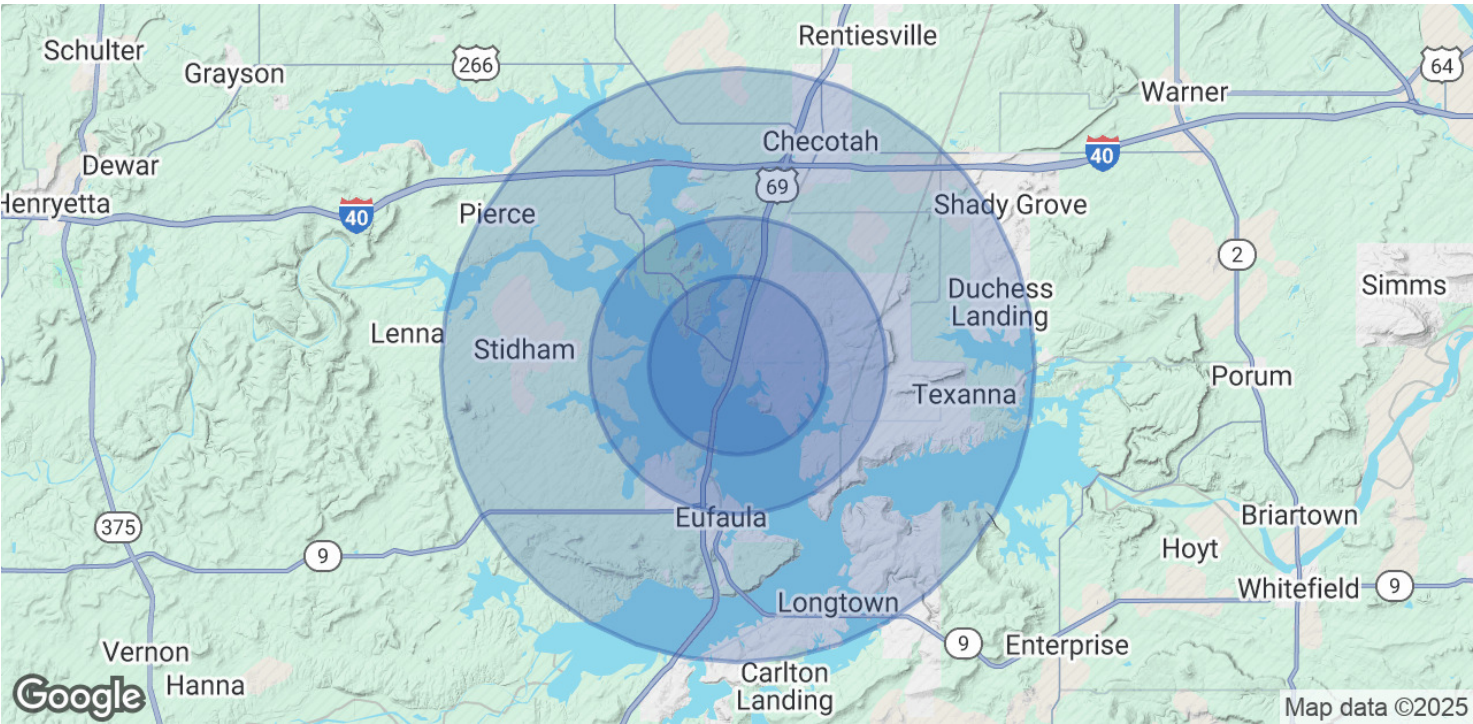
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,052	4,277	16,303
Average Age	51	50	47
Average Age (Male)	51	50	46
Average Age (Female)	51	51	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	891	1,849	6,962
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$76,405	\$67,971	\$65,853
Average House Value	\$200,608	\$197,051	\$181,072

Demographics data derived from AlphaMap

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